

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING -- May 18, 1966

Appeal No. 8764 Jack and Harold Pollin, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 31, 1966.

EFFECTIVE DATE OF ORDER -- Nov. 25, 1966

ORDERED:

That the appeal for permission to erect an apartment building with roof structures in accordance with the provisions of Section 3308 and for permission to use basement and first floor for business and professional office use at 460 Massachusetts Avenue, NW., lots 31-34, 43-45, 841-846 inclusive, 847-851 inclusive, 866, 867, 872 and 873, square 517, be granted.

FINDINGS OF FACT:

- (1) Appellant's property is located in an SP District.
- (2) The area of appellants' lot is 37,594.82 square feet and it is proposed to erect a ten (10) story building on the site, which will occupy 24,458 square feet.
- (3) The proposed building will contain 285 apartments and it is proposed that the first floor and the basement be used for office space. A total of 11,900 square feet will be devoted to office use.
- (4) The proposed building will have roof structures to house two stair penthouses and one penthouse which will house elevator equipment, storage area, restrooms, and a life guard area. There will be a swimming pool and sun terrace on the roof.
- (5) The roof area of the proposed building is 24,704.09 square feet. The area of the penthouses will be 6,271.80 square feet.
- (6) Appellants propose to provide 87 off-street parking spaces, 43 in a garage and 44 on a parking deck. Seventy-seven spaces are required, 70 being for the apartments and 7 for the office use.

(7) This appeal was filed and heard under plan by Berla & Abel, architects, drawings 8,9, and 10 approved as noted by Mr. Arthur P. Davis, member of the Board, on July 7, 1966.

(8) The roof structures will be constructed of material identical in appearance to that used on the Massachusetts Avenue frontage of the building.

(9) No opposition to the granting of this appeal was registered at the public hearing. The Department of Highways and Traffic offers no objection to the granting of this appeal. The Department states that its approval "is subject to provisions of adequate off-street parking facilities within the building for persons having business at the proposed professional offices in the basement and first floor of building."

OPINION:

The Board is of the opinion that the proposed SP professional office use of the basement and the first floor of this proposed apartment building will be in harmony with the existing uses on neighboring or adjacent property and will not create any dangerous or other objectionable traffic conditions.

The roof structures of this proposed apartment building will harmonize with the street frontage of the building in architectural character, material and color. The roof structures are in harmony with the purpose and intent of the Zoning Regulations and will not tend to affect adversely the use of neighboring property.

The Board retains jurisdiction over the use of the proposed building by non-profit organizations and chanceries.